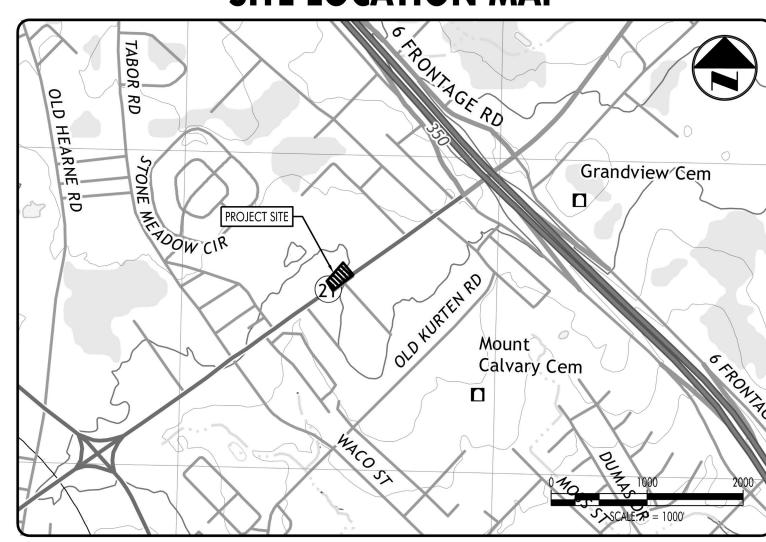
#### SITE LOCATION MAP



#### **BENCHMARKS**

BM #1 - NAIL SET BY GRATE INLET (SEE SP1) ELEV = 349.64' NAVD88 (GEOID18)

#### LEGAL DESCRIPTION

REPLAT 1R PIRAINO SUBDIVISION VOLUME 118, PAGE 306 BEING A REPLAT OF LOTS 1 THRU 3 AND A PORTION OF LOT 4 PIRAINO SUBDIVISION ALONG WITH A PORTION OF THE STEPHEN F. AUSTIN SURVEY NO. 10, ABSTRACT NO.63, CITY OF BRYAN BRAZOS COUNTY TEXAS. (PENDING RECORDATION)

PLAN SUBMITTALS						
NO.	DATE	COMMENTS				
1	5-17-2024	SUBMITTAL TO CITY OF BRYAN				
2						
3						
4						
5						
6						
7						
8						
9						
10						

#### NOTES

- 1. SOME PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED ZONE A FLOODPLAIN AREA AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL NO. 48041C0205F, DATED APRIL 2, 2014 FOR THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS.
- 2. SEE SHEET COO FOR GENERAL NOTES.
- 3. PROJECT SITE AREA IS EQUAL TO 0.903 ACRES

# SITE DEVELOPMENT PLANS SUBMITTED FOR TACO BELL BRYAN

2600 E. SH21 BRYAN, TEXAS 78808

Sheet List Table				
Sheet Number	Sheet Title	Sheet Description		
01	CVR	COVER		
02	PLAT	PLAT		
03	SRV	SURVEY		
04	SP	SITE PLAN		
05	FPP	FIRE PROTECTION PLAN		
06	EDA	existing drainage area map		
07	PDA	PROPOSED DRAINAGE AREA MAP		
08	C00	GENERAL NOTES		
09	C10	erosion & Sedimentation control plan		
10	C11	DEMOLITION PLAN		
11	C20	UTILITY PLAN		
12	C30	DRAINAGE PLAN		
13	C31	DRAINAGE PROFILE		
14	C32	POND PLAN		
15	C40	GRADING PLAN		
16	C41	retaining wall profiles		
17	C50	DIMENSION CONTROL PLAN		
18	C60	PAVING AND STRIPING PLAN		
19	C70	GENERAL DETAILS		
20	C71	esc & storm details		
21	C72	UTILITY DETAILS		
22	L1.0	LANDSCAPE PLAN		

### OWNER TACALA

425 ROUND ROCK WEST STE 105
ROUND ROCK, TEXAS 78681
DWAYNE KOSTIHA
(737) 209-7400
DWAYNE.KOSTIHA@TACALA.COM

SURVEYOR LENZ & ASSOCIATES, INC.

4150 FREIDRICH LANE, SUITE A1 AUSTIN, TEXAS. 78744 TIMOTHY A. LENZ R.P.L.S (512) 443-1174 ARCHITECT

#### **HOOVER & ASSOCIATES INC.**

1407 W. 46TH STREET AUSTIN, TEXAS 78756 MORRIS HOOVER, AIA (512) 467-2626 MORRIS@E-DESIGNIT.COM

**ENGINEER** 

## HAGOOD ENGINEERING ASSOCIATES, INC.

900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TERRY R. HAGOOD, P.E.
(512) 244-1546
TERRYH@HEAENG.COM

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF BRYAN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS

COUNTY OF BRAZOS

I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF BRYAN, TEXAS.



5-17-2024

ACCEPTED FOR CONSTRUCTION BY:

Planning and Development Services
City of Bryan, Texas

Date



NO.	DATE	DESCRIPTION	APPROVED BY	
1				
2				
3				
4				
5				
		900 E. Main Street Round Rock, TX 78664	JOB NO:	24-00
		Phone (512) 244-1546 Fax (512) 244-1010	DRAWN BY:	Wh
		www.hea.eng.pro TBPE Registration No. F-12709	CHECKED BY:	TRI

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hea.eng.pro
TBPE Registration No. F-12709

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FILE NO:

24-001

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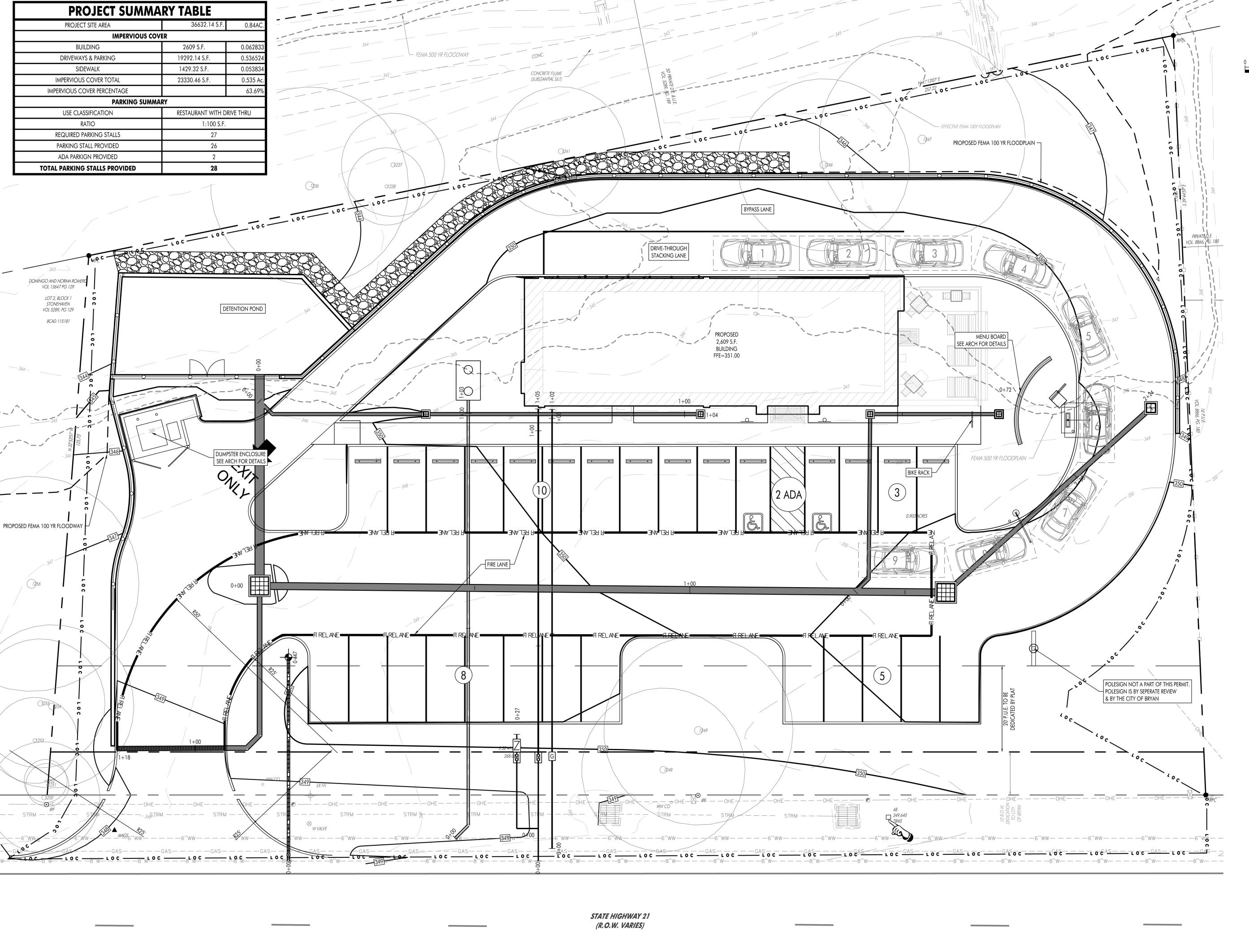
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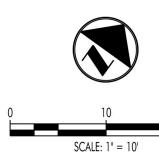
DATE:

5-17-2024

SHEET:

01 OF 22





**LEGEND** IRON ROD FOUND/SET

CONCRETE MONUMENT FOUND/SET NAIL FOUND/SET PIPE FOUND STORMWATER MANHOLE (TO SCALE)

0

JUNCTION BOX (TO SCALE)

GRATE INLET (TO SCALE) WASTEWATER MANHOLE (TO SCALE) WASTEWATER CLEANOUT GAS TEST STATION GAS METER ELECTRIC METER

O LIGHT POLE SIGNAL LIGHT POLE UTILITY POLE TELEPHONE MANHOLE FIRE HYDRANT GATE VALVE IRRIGATION CONTROL VALVE

WATER METER EXISTING CONTOURS PROPOSED CONTOUR PROPOSED CURB AND GUTTER

\_\_\_\_\_\_ PROPOSED ASPHALT X" GAS LINE PROPOSED X" DIA. GAS LINE X" STORM SEWER LINE PROPOSED X" DIA. STORM SEWER LINE X" WASTEWATER LINE PROPOSED X" DIA. WASTEWATER LINE

X" WATER LINE PROPOSED X" DIA. WATER LINE —— — — — EXISTING CHAIN LINK FENCE — — — — EXISTING WOOD FENCE -----SB---- SETBACK LINE

— — EASEMENT LINE ————— EXISTING ASPHALT ---OHE--- EXISTING OVERHEAD ELECTRIC LINE — — — UGE — — EXISTING UNDERGROUND ELECTRIC LINE — — — OHT — — EXISTING OVERHEAD TELEPHONE LINE --- ugt --- existing underground telephone line

— — — W — — — EXISTING WATER LINE (SIZE VARIES) — — — ww — — — Existing wastewater line (size varies) — — FM — — EXISTING FORCE MAIN (SIZE VARIES) — — — FOC — — EXISTING FIBER OPTIC LINE ---GAS--- EXISTING GAS LINE (SIZE VARIES)

> BENCHMARK LOCATION EXISTING TREE TO REMAIN

> > (SIZE VARIES)

PARKING COUNT

——— — PARCEL LINES

MONARCH/HERITAGE TREE (SIZE VARIES)

EXISTING TREE TO BE REMOVED

——HC——HC—— HANDICAP ACCESS LINES HEAVY DUTY CONCRETE PAVING

LIGHT DUTY CONCRETE PAVING

ASPHALT PAVING CONCRETE SIDEWALK

CONCRETE WASHOUT STABILIZED CONSTRUCTION ENTRANCE SILT FENCE

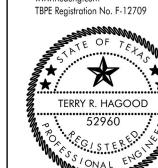
RB ROCK BERM INLET PROTECTION

**───₩S** MULCH SOCK LOC LIMITS OF CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUANCE OF THE WORK OF THE DESIGN ENGINEER.



900 E. Main Street Round Rock, TX 78664 Phone (512) 244-1546 Fax (512) 244-1010 www.heaeng.com



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 24-001 © 2024 HEA, Inc. DATE SIGNED: 5-17-2024
ISSUED FOR: AGENCY REVIEW

**SITE PLAN** 

SITE PLAN PERMIT NO.

DWG 04 OF 22

REVISIONS

PROJECT NO. 2024

CHECKED BY TH

DATE:

SCALE:

5-17-2024

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CAD FILE 24-001 CVL.DWG DRAWN BY TA

#### CITY OF COLLEGE STATION GENERAL CONSTRUCTION NOTES

#### **GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION STANDARD CONSTRUCTION SPECIFICATIONS MANUAL, THE COCS UNITED STANDARD CONSTRUCTION DETAILS & 2020 B/CS UNITED TECHNICAL SPECIFICATIONS & TXDOT DESIGN CRITERIA.
- 2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- 3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION, ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE REPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
- 4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- 5. THE CONTRACTOR SHALL GIVE THE CITY OF COLLEGE STATION 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (979) 764-3570 (DEVELOPMENT SERVICES DEPARTMENT).
- 6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
- 7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF COLLEGE STATION, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
- 8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF COLLEGE STATION ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
- 9. THE COLLEGE STATION CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
- 10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
- 11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- 12. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS: BM #1 - XXXXX(SEE SP1) ELEV = XXX'NAVD88 (GEOID18)
- ALL SIGNAGE IS TO BE PERMITTED SEPERATELY.
- 14. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED 13. DURING CONSTRUCTION.
- 15. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
- 16. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- 17. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- 18. ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOX SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- 19. IF APPLICABLE PROPERTY OWNERS WITH DUMPSTER ENCLOSURES LOCATED WITHIN A PUBLIC UTILITY EASEMENT (PUE) WILL BE RESPONSIBLE FOR REPLACEMENT OF THE SCREENING ENCLOSURE IF IT BECOMES NECESSARY TO REMOVE THEM FOR UTILITY CONSTRUCTION AND/OR MAINTENANCE.
- 20. FOR SUBURBAN COMMERCIAL & WELLBORN COMMERCIAL PROPERTIES ONLY ALL ROOF AND GROUND-MOUNTED MECHANICAL 18. THE CITY OF COLLEGE STATION FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.

#### TRENCH SAFETY NOTES:

- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN SECTION 312333 OF THE SPECIFICATIONS. AN ENGINEERED TRENCH SAFETY PLAN SHALL BE SUBMITTED PRIOR TO ANY EXCAVATION.
- 2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- 3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF COLLEGE STATION.

#### STREET AND DRAINAGE NOTES:

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE (979) 764-3570. COPIES OF THE TESTING REPORTS ARE TO BE PROVIDED TO THE CITY OF COLLEGE STATION INSPECTOR AND CITY ENGINEER.
- 2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT
- 3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
- 4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF COLLEGE STATION DEVELOPMENT SERVICES DEPARTMENT.
- 5. BARRICADES BUILT TO CITY OF COLLEGE STATION STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- 6. ALL R.C.P. SHALL BE MINIMUM CLASS III.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
- 7. WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

#### WATER AND WASTEWATER NOTES:

- PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PUBLIC PORTION OF WATER SERVICES 2" OR LESS ARE TO BE CONSTRUCTED OF TYPE K COPPER TUBES.
- 2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE DIP CLASS CLASS 350 OR GREEN PVC ASTM D2241 PRESSURE CLASS 200. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. SDR-26), DUCTILE IRON WNSI/AWWA C151/A21.5 PRESSURE CLASS 350.
- UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL WATER LINES SHALL BE AT MINIMUM 4' AND AT MAXIMUM 5'. WASTEWATER LINES SHALL POSSESS A MINIMUM DEPTH OF COVER OF 2', AND DIP IS REQUIRED FOR ANY WASTEWATER LINE WITH LESS THAN 3.5' OF COVER.
- 4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
- 5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
- 6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT (979) 764-3570 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- 7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE
- THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED

DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.

PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.

- 9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY OF COLLEGE STATION INSPECTOR, TELEPHONE (979) 764-3570.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF COLLEGE STATION PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF COLLEGE STATION TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF COLLEGE STATION.
- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF COLLEGE STATION NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF COLLEGE STATION, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF COLLEGE STATION FEE AMOUNTS MAY BE OBTAINED BY CALLING THE DEVELOPMENT SERVICES DEPARTMENT AT (979) 764 3570.
- 12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF COLLEGE STATION PERSONNEL.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF COLLEGE STATION INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- 14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF COLLEGE STATION.
- 15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- 16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

"W" ON TOP OF CURB WATER SERVICE WASTEWATER SERVICE "S" ON TOP OF CURB CURB VALVE "V" ON FACE OF CURB

TRAFFIC MARKING NOTES

HIGHWAYS, LATEST EDITIONS.

DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

EROSION AND SEDIMENTATION CONTROL NOTES:

AREA AND SEASON IN WHICH THEY ARE APPLIED.

COLLEGE STATION EROSION AND SEDIMENTATION CONTROL ORDINANCE.

TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF COLLEGE STATION.

- 17. CONTACT THE CITY OF COLLEGE STATION DEVELOPMENT SERVICES DEPARTMENT AT (979) 764-3690 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
- 19. BEDDING DETAILS SHALL BE BASED ON THE CITY OF COLLEGE STATION BEDDING AND TRENCH DETAIL SHOWN ON SHEET C72
- 20. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES, MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- 21. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317 OR 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF COLLEGE STATION SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR

ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN

EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF

ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE

SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE

MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.

CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES.

SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF COLLEGE STATION FOR EFFECTIVENESS. ADDITIONAL

ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION

5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES

ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF

HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND

DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL

#### TREE PROTECTION NOTES:

SOIL BUILD-UP WITHIN TREE DRIPLINES.

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- 3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- 4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE
- BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING: SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL
- CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND UTHORIZED BY THE FORESTRY MANAGER. 5.3. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
- 5.4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
- 6. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL 6.2. HERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
- HERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING. HERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
- HERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- 10. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE FORESTRY MANAGER, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- 12. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- 13. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
- 14. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 15. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
- 16. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- 17. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
- 18. THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
- 19. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND COLLEGE STATION TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
- 20. PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET USING THE TECHNIQUES DESCRIBED IN THE CITY OF COLLEGE STATION TREE TECHNICAL MANUAL.

#### **SEQUENCE OF CONSTRUCTION:**

- A. INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
- B. INSTALL TREE PROTECTION AS NOTED ON APPROVED SITE PLAN
- C. SCHEDULE PRE CONSTRUCTION MEETING WITH THE CITY OF COLLEGE STATION INSPECTION DEPT., CONTRACTOR, UTILITY CONTRACTOR, AND ENGINEER. (979) 764-3570.
- D. EVALUATION OF TEMPORARY EROSION CONTROL INSTALLATION. REVIEW CONSTRUCTION SCHEDULE AND THE EROSION
- E. BEGIN SITE CLEARING.
- INSTALL TEMPORARY SEDIMENTATION PONDS AND ROUGH GRADE SITE. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
- G. CONSTRUCT SITE UTILITIES.
- H. MID-CONSTRUCTION ON-SITE MEETING TO COORDINATE CHANGES IN CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF EROSION CONTROL PLAN (CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR).
- I. CONSTRUCT PAVING, PARKING AND BUILDINGS.
- J. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
- K. PROVIDE AS-BUILTS TO ENGINEER.
- REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE RE-VEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
- M. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY, FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER
- N. RECEIVE CITY CLEARANCE FOR OCCUPANCY.
- O. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

#### LECENIE

LEGEND						
•	0	IRON ROD FOUND/SET				
		CONCRETE MONUMENT FOUND/SET				
<b>A</b>	Δ	NAIL FOUND/SET				
•		PIPE FOUND				
$(\widehat{S})$	S	STORMWATER MANHOLE (DRAWN TO SCA				
[0]	0	JUNCTION BOX (DRAWN TO SCALE)				
017.0 017.0 017.0		GRATE INLET (DRAWN TO SCALE)				
(6)	( <u>(</u> )	WASTEWATER MANHOLE (DRAWN TO SCAL				
°EX. CO	0	WASTEWATER CLEANOUT				
		GAS TEST STATION				
G		GAS METER				
E		ELECTRIC METER				
$\Diamond$		LIGHT POLE				
Ø		SIGNAL LIGHT POLE				
$   \mathcal{D} $		UTILITY POLE				
①		TELEPHONE MANHOLE				
<del></del>	<del>-</del>	FIRE HYDRANT				
$\otimes_{\mathit{EX.WV}}$	8	GATE VALVE				
⊗ <sub>EX. ICV</sub>		IRRIGATION CONTROL VALVE				
$\boxtimes$	8	WATER METER				
		EXISTING CONTOURS				
100		PROPOSED CONTOUR				
		PROPOSED CURB AND GUTTER				
	<u>/</u>	- PROPOSED ASPHALT				
X" GAS	LINE	PROPOSED X" DIA. GAS LINE				

PROPOSED X" DIA. GAS LINE X" STORM SEWER LINE PROPOSED X" DIA. STORM SEWER LINE

X" WASTEWATER LINE PROPOSED X" DIA. WASTEWATER LINE X" WATER LINE PROPOSED X" DIA. WATER LINE —— — — EXISTING CHAIN LINK FENCE

—— —— EXISTING WIRE FENCE —— —— EXISTING WOOD FENCE -----SB----- SETBACK LINE

—— — EASEMENT LINE — — — OHE — — EXISTING OVERHEAD ELECTRIC LINE

— — — UGE — — EXISTING UNDERGROUND ELECTRIC LINE — — — OHT— — EXISTING OVERHEAD TELEPHONE LINI

— — — UGT — — EXISTING UNDERGROUND TELEPHONE LINE — — — w — — EXISTING WATER LINE (SIZE VARIES)

— — — ww — — — EXISTING WASTEWATER LINE (SIZE VARIES) — — — FM — — EXISTING FORCE MAIN (SIZE VARIES)

— — — FOC — — EXISTING FIBER OPTIC LINE — — — GAS— — — EXISTING GAS LINE (SIZE VARIES) BENCHMARK LOCATION

> EXISTING TREE TO REMAIN (SIZE VARIES)

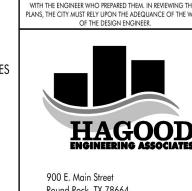
(SIZE VARIES)

MONARCH/HERITAGE TREE (SIZE VARIES)

EXISTING TREE TO BE REMOVED

PARKING COUNT PARCEL LINES HANDICAP ACCESS LINES

CONCRETE PAVING ASPHALT PAVING CONCRETE SIDEWALK



LL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS RE





52960 THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT. JOB NO. 24-001 © 2024 HEA, Inc. DATE SIGNED: 5-17-2024
ISSUED FOR: AGENCY REVIEW

GENERAL NOTES

SITE PLAN PERMIT NO.

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5-17-2024

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REVISIONS

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